



December 17, 2015

Jerry Minor-Gordon
Program Office
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

**Re: Boise, Idaho “West End” Community-Wide Brownfield Assessment Grant Proposal
RFP No. EPA-OSWER-OBLR-15-04**

Dear Ms. Minor-Gordon:

Capital City Development Corporation—the redevelopment agency for Boise City, Idaho—is pleased to submit the attached proposal for Community-Wide Assessment Grants for Hazardous Substances (\$200,000) and Petroleum (\$200,000).

Capital City Development Corporation (CCDC) is embarking on an exciting new project to revitalize an area on the western edge of downtown Boise that has seen significant decline since its heyday in the middle of last century. The 30th Street Area, also known as the “West End,” is a neighborhood ripe for redevelopment, featuring numerous underdeveloped and undeveloped parcels, bordered on the south by the Boise River and on the north by one of the state’s most traveled highways. Conducting these hazardous substances and petroleum assessments is a necessary starting point for bringing to fruition a master plan that CCDC and Boise City have created for the 30th Street Area.

The 30th Street Area was once a bustling, mostly residential neighborhood directly adjacent to the downtown core. The original developer of the area in the 1910’s advertised it as “peaceful suburban living next to downtown.” In the intervening years, one of the busier avenues became a major roadway from the western part of the Boise Valley into downtown Boise, and many mom-and-pop stores turned into automobile-focused shops. With the construction in the early-1990’s of I-184, connecting the downtown to Interstate 84, the automobile traffic dropped significantly, forcing the closure and relocation of most of the businesses and resulting in blighted, empty parcels.

The **Master Plan** for this area includes plans for constructing two parks (already underway) that feature the Boise River, implementing sustainable development patterns, and creating a walkable, transit-friendly neighborhood that reflects the “New Urbanism” aesthetic. From the design charrette that was conducted in 2007, CCDC, Boise City, and their partner agencies and the neighborhood residents agreed that the focus should be on the neighborhood and giving it a distinct identity. CCDC and Boise City are very proud of the resulting **Master Plan** and are eager to bring it to life.

CCDC understands that the assessment of these sites is only the beginning of a much longer project that involves several public and private partners. It is exciting to take this first step of uncovering the potential of the land in order to eventually restore the 30th Street Area into one of the most desired residential, commercial and cultural areas of the city.

Very truly yours,



John Brunelle
Executive Director

Required Information	
a. Applicant identification	Capital City Development Corporation 121 N. 9 th Street, Suite 501 Boise, Idaho 83702
b. Applicant DUNS number	619713266
c. Funding Requested	i. Grant type: Assessment ii. Federal Funds Requested: \$400,000 iii. Contamination: Hazardous Substances (\$200,000) and Petroleum (\$200,000) iv. Community-Wide Assessment
d. Location	Boise City, Ada County, Idaho
e. Site Location	Not Applicable
f. Contacts	i. Project Director: Matt Edmond, Project Manager Capital Improvements P (208) 384-4264, F (208) 384-4267 medmond@ccdcboise.com 121 N 9 th Street, Suite 501 Boise, Idaho 83702 ii. Chief Executive: John Brunelle, Executive Director P (208) 384-4264, F (208) 384-4267 jbrunelle@ccdcboise.com 121 N 9 th Street, Suite 501 Boise, Idaho 83702
g. Date Submitted	December 18, 2015
h. Project Period	Three years
i. Population	Target Area: 2015 estimated population 4,492 (COMPASS) Boise City: 2015 estimated population 223,670 (COMPASS)
j. Regional Priorities/ Other Factors Checklist	Please see attached "Other Factors" checklist as required.

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Capital City Development Corporation, Community-Wide Assessment Proposal

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Protect/Enhance Water

Threatened and Endangered Species

Page Number(s): 12

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**CAPITAL CITY DEVELOPMENT CORPORATION COMMUNITY-WIDE ASSESSMENT
FY16 EPA BROWNFIELDS ASSESSMENT GRANT NARRATIVE PROPOSAL**

1. Community Need

1.a. Targeted Community and Brownfields

1.a.i. Targeted Community Description

The 30th Street Area comprises approximately 500 acres of land in Boise, Idaho bordered by the Boise River on the west, by downtown Boise on the east, and by multilane arterial roadways on the north (State Street) and south (Americana Boulevard). Bisecting the area is the Interstate 184 spur, which connects downtown Boise to Interstate 84.

Capital City Development Corporation (CCDC) and Boise City have created the **30th Street Area Master Plan** and **30th Street Urban Renewal Project** for revitalizing this area that includes converting numerous undeveloped lots into mixed-use structures that can once again bring a mix of small businesses and families to the area. In order to see this plan come to fruition, however, developers will need better information on the contamination that exists on those parcels of land. CCDC is prepared to undertake an assessment of the area and to turn the **Master Plan** into a reality.

The assessment project would benefit two community subsets: the approximately 4,500 residents of the area, and the much larger community who work, shop, recreate, or otherwise visit the area on a regular basis. The target area encompasses several major commuting corridors into and out of the central business district of Idaho's largest metropolitan area, and includes several regional outdoor recreational attractions. The area includes the future site of Esther Simplot Park, Boise Whitewater Park, and a large section of the Boise River Greenbelt recreational pathway.

Platted between 1903 and 1910, the neighborhoods in the 30th Street Area were marketed as "suburban-style" living close to the heart of the city. Many citizens found the area to be just what they wanted, and the population grew substantially in the early part of the 20th century. To accommodate this growth, the City extended its sewer lines and private developers installed the rails for a streetcar line that integrated into Boise's larger urban rail system.

From the beginning commercial uses mixed with the homes. The old Boise rail line came into the southern part of the 30th Street Area, and the businesses along Fairview Avenue included slaughterhouses, lumberyards, glue factories, steel tank factories and oil storage units. At the end of World War II, while most of the area saw a boom in residential growth, the 30th Street Area population stagnated. The commercial and industrial use of the land in the area, however, skyrocketed. The 1960s saw the arrival of concrete and asphalt plants. These plants suspended operations around 1988 and the lots have sat vacant since that time.

As commercial and industrial uses took over the area, so did the automobile. In 1929, streetcar operations ceased, and the wide streets that had been used for the streetcar became major traffic carriers. Commuter and highway-oriented businesses became common in the area, especially car lots. In 1992, the I-184 spur connected downtown and Interstate 84, allowing cars travelling to and from the western parts of Boise to bypass the surface roads of the 30th Street Area. As a result, the traffic that had flowed through the 30th Street Area almost immediately disappeared, and the businesses in the corridor that catered to the commuter fell on hard times. In the intervening years, most of these businesses have closed up, leaving in their wake vast tracts of empty lots where car dealerships, tire and oil services and other commercial entities once plied their wares.

1.a.ii. Demographic Information

The targeted area consists of Block Groups 2, 3 and 4 of Ada County, Idaho Census Tract 4. Its unemployment rate is slightly higher than city and statewide averages. Median household income is only two-thirds that of the city, and the owner-occupied housing rate is barely half the city, state, or national average. The area is also more ethnically diverse than the city and the state, with significant numbers of new immigrants residing in the area.

Table 1: Community Wide Assessment – Demographic Information – Boise

	Targeted Community¹	Boise City	Idaho	National
Population	4,492 ²	223,670 ²	1,634,464 ³	318,857,056 ³
Unemployment ⁴	6.6%	4.9%	5.0%	5.6%
Poverty Rate ⁵	6.8%	10.2%	11.0%	11.3%
Percent Minority ⁶	12.7%	10.0%	8.1%	26.0%
Median Household Income ⁷	\$31,158	\$48,524	\$46,767	\$53,046
Owner-Occupied Housing ⁸	32.9%	61.0%	69.8%	64.9%

In addition to the housed population, the homeless population in the West End has increased in the past few years to its current approximation of 130 persons. Many of the homeless lived for a time in an encampment on a cul-de-sac next to the Interstate-184 spur. The encampment was completely unsustainable and quickly became a health hazard. The encampment was recently cleared out for health and safety reasons, leaving many of the homeless no place to go. There have been five roundtable meetings with government, business, and nonprofits to discuss possible solutions. The first priority from the roundtables is to supply permanent supportive housing mainly for the chronically homeless, which could take years to plan, permit, and build rentals.

1.a.iii. Description of Brownfields

According to a brownfields inventory prepared by the **Idaho Department of Environmental Quality (IDEQ)**, the 30th Street Area contains approximately 188 brownfield sites linked with 71 different assessed parcels. This represents almost half of the commercially zoned acreage in the area. Of these 188 sites, at one point in time: 10 were agriculture sites; 3 were assay laboratories; 70 were auto repair sites; 2 were carpet cleaning sites; 6 were dry cleaners; 41 were manufacturing and/or industrial sites; 5 were mining sites (which includes concrete, gravel and asphalt sites); 52 were petroleum distributors; and 6 were waste and/or disposal sites (which include salvage yards).

¹ U.S. Census Bureau, 2009-2013 5-Year American Community Survey. Block Group 2, Census Tract 4, Ada County, Idaho Block Group 3, Census Tract 4, Ada County, Idaho. Block Group 4, Census Tract 4, Ada County, Idaho.

² COMPASS, 2015. <http://www.compassidaho.org/documents/prodserv/demo/PopulationEstimateHistoric1990-2015.pdf>

³ Census Bureau, 2014.

⁴ U.S. Census Bureau, 2009-2013 5-Year American Community Survey (B23025)

⁵ 2009-2013 American Community Survey 5-Year Estimates (B17010)

⁶ U.S. Census Bureau, 2009-2013 5-Year American Community Survey (B02001).

⁷ U.S. Census Bureau, 2009-2013 5-Year American Community Survey (B19013).

⁸ 2009-2013 American Community Survey 5-Year Estimates, Tenure (B25003)

The inventory assigned each site the most likely potential contaminants (based on business type) as its contaminant type. Based on this agricultural chemicals are suspected at 11 sites, solvents are suspected at 8 sites, petroleum is suspected at 53 sites, and mixed contaminants are suspected 134 sites. Of the assessments conducted on brownfields in the West End to date, hazardous substances and petroleum contaminants detected in the soil and groundwater include asbestos, a known carcinogen; heavy metals including arsenic, cadmium, chromium, lead, mercury, nickel, and zinc; polynuclear aromatic hydrocarbons (PAH); polychlorinated biphenyls (PCB); petroleum related volatile and semivolatile organic compounds; and hexavalent chromium concentrations.

The cost of assessment and/or remediation of these types of contaminants can be the deciding factor for a private developer to proceed with development plans, especially for plans that include public funds for affordable housing and supportive services.

1.a.iv. Cumulative Environmental Issues

In addition to the presence of brownfields, the area is bisected by the I-184 spur, Fairview Avenue, and Main Street, which combined carry approximately 95,000 vehicle trips daily. These highways introduce significant air pollution to the community. According to the report *America's Health Rankings* published by United Health Foundation in 2015, Idaho has some of the worst particulate matter air pollution in the nation, second only to California. The study indicates the United States has an overall average of 9.5 micrograms of PM per cubic meter ($\mu\text{g}/\text{m}^3$), while Idaho's average public exposure to particulate matter of $11.7 \mu\text{g}/\text{m}^3$ was second only to California at $12.5 \mu\text{g}/\text{m}^3$. In the past 5 years air pollution increased 43%, from $8.2 \mu\text{g}/\text{m}^3$ to $11.7 \mu\text{g}/\text{m}^3$.¹⁵⁰ In May, 2015 officials with the Idaho Conservation League and Advocates for the West petitioned the U.S. Environmental Protection Agency due to a "sharp increase of fine particulate matter" in the Treasure Valley³.

Fairview Avenue and Main Street also present major water quality challenges, as they were constructed prior to the adoption of on-site stormwater retention requirements. The Main-Fairview drainage sub-district project area consists of a 125-acre area with three storm sewer networks which discharge directly into the Boise River. The Boise River already had total maximum daily loads (TMDL) for sediment and bacteria, and TMDLs are expected for phosphorus and temperature.

1.b. Impacts on Targeted Community

Health risks of exposure to asbestos and heavy metals detected in the area include respiratory problems, weakened immune systems, kidney and liver damage, lung cancer, and death. Health risks chemicals that have been detected in area groundwater include damage to the central nervous system, kidneys, and liver. VOCs, PAHs, and hexavalent chromium are all known carcinogens. PCBs are considered mutagenic and can remain in the environment for many years. They can be taken in by small organisms in water and then accumulate in fish that eat these organisms, in some cases reaching levels thousands of times higher than that found in water. The risks of these impacts are particularly acute in vulnerable populations including pregnant women, children, and the elderly.

It is difficult to state what the health implications of the brownfields' environmental impacts truly are. To date, health information is not tracked or available in Idaho down to a

neighborhood level by any agency (in fact, it can be very difficult to obtain it at a finer detail than the county level). The wide, heavily trafficked roadways, combined with the use of several large, vacant lots in the area for satellite parking, create an inhospitable environment for residents, especially pedestrians who do not have access to cars, including the area's school children and refugee population.

The area has also become an attractive nuisance for homeless encampments as the Boise River has trees and vegetation along the banks. The homeless leave their refuse along the river and create an unhealthy situation when disposing of their waste. During site inspections of the properties in the West End there has been evidence of criminal activity, drug use, and homeless encampments. This cumulative effect of unemployment, poverty, and proximity to the sources of environmental contamination provides a disproportionate impact on the target community.

For low-income and refugee residents in the area, the pall of brownfields limits the economic investment that would help them; any possible health and environmental impacts continue to linger. For the larger population, the environmental and economic costs of underdevelopment in the area means less opportunity for compact development located close to downtown recreation, shopping and employment and a continued reliance on unsustainable greenfield sprawl for to meet a growing demand for housing.

1.c. Financial Need

1.c.i Economic Conditions

As an urban renewal agency, CCDC's primary funding source is Tax Increment Financing (TIF), which requires some degree of development and value appreciation to occur before public investments can be made without incurring debt. The 30th Street Area urban renewal district was just established in 2012, and redevelopment in the area to date has generated insufficient TIF resources for CCDC to fund a brownfield effort unilaterally. The lack of development in the 30th Street Area, while other parts of downtown Boise are experiencing enthusiastic investment, is in large part because of fears over environmental contamination in the area. A Brownfield Assessment Grant would help to allay those fears and establish expectations and certainty for the area. While **Idaho Department of Environmental Quality (IDEQ)** has helped conduct three brownfield assessments in the area through the **State Response Program**, the results of these assessments only serve to highlight the need for a comprehensive, community-wide assessment.

1.c.ii. Economic Effects of Brownfields

The vacant and polluted brownfields in the 30th Street Area have frustrated economic redevelopment and community revitalization efforts. According to a recent inventory, almost half of the acreage of commercially-zoned property in the area is identified as potential brownfield. The average assessed value per square foot for commercial property in the 30th Street area is 44% less than the citywide average assessed value per square foot for commercial property. For residential property, the average value per square foot is 17% less than the citywide average, in spite of the close proximity to downtown Boise. This translates to an opportunity cost of over \$1 million in property taxes annually, not including foregone development value.

2. Project Description and Feasibility of Success

2.a. Project Description, Project Timing and Site Selection

2.a.i. Project Description

CCDC and Boise City have adopted the **30th Street Area Master Plan** to revitalize the 30th Street Area from a deteriorating inner ring suburb to a vibrant downtown community featuring compact, transit oriented development and a host of housing, recreation, shopping, and employment opportunities. To do this, the Plan calls for the development of vacant properties and redevelopment and rehabilitation of underutilized properties.

The Plan specifically calls for environmental assessment and remediation of brownfield sites or sites where environmental conditions detrimental to redevelopment exist; the construction of storm water management infrastructure to support compliance with federal and local regulations for storm water discharge and to support private development; rehabilitation and adaptive reuse and repurposing of existing buildings; provision of financial and other assistance to support preservation of historic buildings and affordable and workforce housing; provision of financial and other assistance to encourage and attract business enterprise including start-ups and microbusinesses, unique cultural businesses, mid-sized companies, and large-scale corporations; demolition or removal of certain buildings and improvements to eliminate unhealthful, unsanitary, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare; facilitation of property owner participation; provision for relocation assistance to displaced occupants, as may be required by law; rehabilitation of structures and improvements by present owners or their successors.

CCDC has contracted a development coordinator to facilitate redevelopment in the West End. All of the priority sites have strong development potential and redevelopment strategies for many brownfield sites have been identified. Proposed future uses include commercial, institutional, affordable housing, and mixed use. Notable entities that have expressed interest in developing in the West End include a community college, a prominent regional hospital system, and an established mixed use and affordable housing developer.

2.a.ii. Project Timing

Activity	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Grant Management	X	X	X	X	X	X	X	X	X	X	X	X
Form Brownfield Work Group	X											
BWG Meeting	X	X	X	X	X	X	X	X	X	X	X	X
RFP for Consultants	X											
Hire Qualified Consultant		X										
Community Meetings		X	X					X	X			X
Site Selection			X	X								
Negotiate Access Agreements				X	X							
Assessment Activities					X	X	X	X	X	X		
Cleanup Planning									X	X	X	
Project Closeout												X

Grant Management: Matt Edmond, Capital Improvements Project Manager will serve as project manager.

Brownfield Working Group: The BWG will consist of a minimum of the government and community partners listed in Section 3 and will meet immediately upon project award and at least quarterly thereafter. The BWG will help direct the team's efforts, develop site selection criteria, and encourage community engagement.

Procure Qualified Consultants: The project manager will procure environmental and planning consultants upon project award to support community engagement activities; conduct Phase I and Phase II assessments; and develop cleanup and reuse plans.

Community Meetings: Community meetings will begin in the middle of year 1, preceding and informing site selection. Additional events will occur at the end of year 2 to prepare for the cleanup and reuse planning process. A final public meeting will be held at the conclusion of the project to review accomplishments and additional steps to be taken with the assessed sites.

Site Selection: The BWG will develop a set of criteria for the identification and selection of sites within the 30th Street Area. Site selection will begin toward the end of year 1.

Site Access: The project manager and consultants will work with private property owners to negotiate access agreements. Access agreements will enable the project team to discuss all issues and concerns with landholders up front.

Assessment Activities: Following site selection and formal agreements with landowners for property access, environmental consultants will initiate Phase I and Phase II assessments.

Cleanup & Reuse Planning: The team will work with its consultants after the completion of assessment activities to determine feasible cleanup options and reuse opportunities.

2.a.iii. Site Selection

CCDC will work with its Brownfield Working Group to finalize prioritization and a site selection list as part of the work plan. Sites located along the Main, Fairview, and State Street corridors are priorities for this EPA Brownfields Assessment opportunity due to their high redevelopment potential along significant commercial corridors and in light of existing renewal efforts and the prominence of problematic brownfields. Specific sites will be selected for assessment based on redevelopment potential and likelihood of fostering further revitalization; protection of public health; community support; nuisance resolution; tax base impacts; presence of an interested buyer;; ability to create jobs for neighborhood residents; site access agreements; potential to leverage funding for remediation; and compliance with existing zoning, comprehensive, and urban renewal plans.

Site access is essential to any site for assessment. CCDC will encourage property owners to participate with incentives including potential increased property valuation, programs such as the **Voluntary Cleanup Program (VCP)**, and potential reimbursement of site remediation through the CCDC Participation Program when development occurs.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Task 1: Project Management: This task includes general management and administration of the grant. Anticipated outputs include a project schedule, a cost tracking document, 36 monthly status reports, 12 quarterly updates, and ACRES updates to EPA. Cost basis assumes 150 hours

contractual services each for hazardous substances and petroleum at an average of \$120/hour. Travel expenses (\$4,000 for flights, driving, hotels, and meals) have been set aside for two staff members to attend the National Brownfield Conference.

Task 2: Community Outreach: This task includes two-way communication and engagement with residents, businesses, organizations, and other stakeholders. Activities will solicit community input on concerns and priorities, educate community members on brownfields, cleanup alternatives, and ensure the project is consistent with the community vision for improvements. Anticipated outputs include a Public Involvement Plan, up to 12 fact sheets and/or newsletters, several open houses and community/stakeholder meetings, and a brownfields webpage. Cost basis assumes 180 hours contractual services at an average of \$100/hour and \$5,000 in supplies for outreach materials (newsletters, flyers, and meeting materials) each for hazardous substances and petroleum.

Task 3: Site Assessment: This task includes both Phase I and Phase II Environmental Site Assessments. Anticipated outputs include 12 Phase I's (6 Hazardous Substances, 6 Petroleum), 4 Phase II's (2 Hazardous Substances, 2 Petroleum), a Quality Assurance Project Plan (QAPP), Sampling and Analysis Plans, Health and Safety Plans (HSP), Technical Reports of Field Investigations, Work Plans, and Liability Protection Documents. Cost basis assumes 6 Phase I's at an average of \$4,000 each and 2 Phase II's at an average of \$50,000 each for both the hazardous substances grant and the petroleum grant.

Task 4: Cleanup Planning: The consultant will prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) summarizing information about selected sites and contamination (i.e., exposure pathways, identification of contaminant sources, types and levels of contamination, etc.); cleanup standards; applicable laws; alternatives considered; and the proposed cleanup plan. Anticipated outputs include up to 3 technical documents each for hazardous substances and petroleum at an average cost of \$11,000 each.

2.b.ii. Budget Table

Hazardous Substances Assessment Grant					
Budget Categories	Task 1 Management	Task 2 Outreach	Task 3 Assessment	Task 4 Planning	Total
Personnel	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Fringe Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Travel	\$ 2,000	\$ 0	\$ 0	\$ 0	\$ 2,000
Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Supplies	\$ 0	\$ 5,000	\$ 0	\$ 0	\$ 5,000
Contractual	\$ 18,000	\$ 18,000	\$ 124,000	\$ 33,000	\$ 193,000
Other	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 20,000	\$ 23,000	\$ 124,000	\$ 33,000	\$ 200,000
Petroleum Assessment Grant					
Budget Categories	Task 1 Management	Task 2 Outreach	Task 3 Assessment	Task 4 Planning	Total
Personnel	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Fringe Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Travel	\$ 2,000	\$ 0	\$ 0	\$ 0	\$ 2,000
Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Supplies	\$ 0	\$ 5,000	\$ 0	\$ 0	\$ 5,000
Contractual	\$ 18,000	\$ 18,000	\$ 124,000	\$ 33,000	\$ 193,000
Other	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 20,000	\$ 23,000	\$ 124,000	\$ 33,000	\$ 200,000

2.c. Ability to Leverage

CCDC and its partners will provide significant resources to augment the EPA grant throughout the brownfield assessment, remediation, and redevelopment effort. The 30th Street Urban Renewal Plan includes up to \$1.2 million in brownfield assessment and remediation, and an another \$3.5 million in stormwater treatment and pre-development activities.

If additional funds are needed for assessment or cleanup work, CCDC will work with the affected parcels on a site-by-site basis to determine the most appropriate funding mechanism. CCDC may reimburse site remediation costs through its Participation Program, generally after a project is completed. This program is funded by tax increment financing to pay for development expenses like environmental remediation or public improvements.

CCDC may also look to State programs to assist in assessment and cleanup. **Idaho Department of Environmental Quality (IDEQ)** runs a Brownfields Assessment Program to fund and conduct assessments of brownfield sites and the **Voluntary Cleanup Program (VCP)**. The **VCP** was created in 1996 by the Idaho Land Remediation Act (Idaho Code §39-72) to encourage innovation and cooperation between the state, local communities, and private parties to revitalize properties with hazardous substance or petroleum contamination. Some of the benefits of participating in the VCP include: an expedited remediation process, avoiding adversarial enforcement action, a seven-year partial property tax exemption, Covenant Not to Sue from **IDEQ**, the use of site-specific risk-based cleanup standards, the use of institutional controls in cleanup plans, and lender liability protection.

IDEQ also administers an EPA grant under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) through the **State Response Program**. The goal of the program is to facilitate reuse of response sites by inventorying, assessing and remediating properties in a streamlined and cost-effective manner.

Experience with previous EPA brownfield grants in downtown Boise indicates that this EPA brownfield assessment grant could foster significant private investment. The sites in downtown Boise that underwent assessments funded by a previous EPA grant have seen over \$25 million in private investment since their assessments. That suggests a better than 60:1 rate of investment spurred in part by the original \$400,000 grant.

3. Community Engagement and Partnerships

3.a. Plan for Involving Targeted Community Stakeholders; Communicating Project Progress

3.a.i. Community Involvement Plan

CCDC is keenly aware of the need to work with members of the community to make any community wide assessment effort a success. CCDC and its partners have already hosted an

open house, published on a number of community calendars and distributed via email to a wide number of organizations, to inform the public of this grant proposal effort.

In addition, CCDC will establish a Brownfield Working Group (BWG) at the outset of the project. In addition to state and local government partners, this group will include members from the three affected neighborhood associations and several key nonprofit and advocacy groups that represent social, environmental, economic, and development interests. A key role of the BWG will be to develop an outreach strategy that includes identifying additional stakeholders, outreach, and engagement strategies.

Boise is a preferred relocation site for refugees to the United States, and many of these refugees are housed in the 30th Street Area. Recognizing the potential language barrier, CCDC will work with Jannus, which directly serves the refugee population in that area, to make sure that the information is presented in languages and formats so that these residents understand the project and can provide timely and meaningful input.

CCDC expects to conduct interviews with property owners and residents in the target area regarding planned assessment activities, redevelopment opportunities and potential cleanup activities. This may take place through questionnaires, by phone, or door-to-door in the community. CCDC will prepare a response summary to be distributed and possibly as a special mailing to those on the brownfields mailing list. The document will summarize the information obtained through interviews, questionnaires and other input from the community.

3.a.ii. Communicating Progress

As progress is made on brownfield assessment, CCDC will communicate progress through a variety of means to ensure that the information is broadly available to a diverse community with diverse communications preferences and abilities. Communications will include neighborhood meetings, open houses, newsletters, social media, a brownfields website, and through advocacy groups for specific populations including refugees and the homeless.

CCDC will prepare and distribute fact sheets to provide current, accurate, easy-to-read and easy-to-understand information about the brownfields program. The fact sheets will be updated with current information about the hazardous substances grant and will be made available to all property owners and renters in the area, on the CCDC website and through cooperating agencies. Included in the fact sheet and online will be ways in which interested parties can add their names, addresses and e-mail addresses to the database for future communications. Printed outreach materials may be offered in other languages if appropriate.

Based on the size and structure of the community, CCDC believes the above described methods are the most effective means to achieving meaningful two-way communication throughout this process.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

The **Idaho Department of Environmental Quality (IDEQ)** is the administrative agency of the State of Idaho that has the power and duty to enforce various state environmental regulations and administer federal environmental protection laws including the Clean Air Act, the Clean Water Act; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); and the Resource Conservation and Recovery Act (RCRA). The reduction of threats to

human and environmental health is a top priority with **IDEQ**, and they bring a wide variety of experience with these issues to our partnership.

3.b.ii. Other Governmental Partnerships

Ada County Highway District (ACHD) is an independent, county wide special purpose government with jurisdiction over all public, non-state roads in the county, including those within Boise city limits. ACHD has a vested interest in working with CCDC on redeveloping the 30th Street area in order to implement **Green Stormwater Infrastructure (GSI)** to reduce stormwater discharge from the Main-Fairview sub-watershed into the Boise River to comply with the requirements of its National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit.

City of Boise has a long established relationship working with CCDC, with several city departments involved in brownfield redevelopment projects, including the Mayor's Office of Economic Development staff and the Public Works department. In addition to collaborating on CCDC's previous EPA brownfield grants, CCDC and city staffs have worked together on planning for the 30th Street Area.

US Environmental Protection Agency (EPA) has been integral in the success of redeveloping the other CCDC urban renewal districts from past grants (FY2004, FY2006). USEPA Section 128(a) funds have also been used in the past and currently through **IDEQ** on two of the larger parcels in the West End. CCDC shares EPA's mission to protect human health and the environment by addressing the perception of contamination on properties and encouraging sustainable redevelopment. CCDC will also utilize the partnerships EPA has created with other federal agencies, such as Partnership for Sustainable Communities, HUD, and DOT when planning for equitable development.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description & Role

A number of community-based organizations are involved with CCDC's brownfield redevelopment program and the current grant applications. Generally CCDC has ongoing partnerships with these and other CBOs, and brownfield redevelopment is just one of several ways the agency connects with their efforts. [See letters of support in Appendix.]

Boise City Ada County Housing Authority (BCACHA) an independent agency that provides housing assistance to low- and moderate-income residents of Boise City and Ada County. BCACHA owns property in the 30th Street Area that it would very much like to develop into workforce housing, in support of a key **Master Plan** goal. BCACHA will be a key partner in outreach to those receiving or seeking housing assistance, and in promoting efforts to develop affordable housing in the area.

Downtown Boise Neighborhood Association (DBNA), West Downtown Neighborhood Association (WDNA) and Veterans Park Neighborhood Association (VPNA) are the three active neighborhood associations registered with the City of Boise that represent current and future residents within the 30th Street/West End Area. These neighborhood associations have regularly scheduled neighborhood meetings and will assist in outreach and engagement with homeowners and residents in the area.

Idaho Conservation League (ICL) was founded in 1973 and has grown to be the leading voice for conservation in the state. They work with local, state and federal policies to ensure

adequate protections for clean water, clean air and Idaho's unique way of life. With a highly regarded staff and positions dedicated to sustainable communities, ICL will play a part in information sharing and partnership building.

Idaho Rivers United (IRU) is a conservation organization representing all who love the freedom, adventure and solitude of Idaho's rivers. Their mission is to protect and restore the rivers of Idaho. IRU will support this effort through education and outreach and by promoting the Boise River as an amenity to be improved and protected during redevelopment.

Idaho Smart Growth (ISG), a nonprofit organization whose mission is to educate the public regarding smart growth principles and to help local governments to implement policies to drive smart growth development, is another key partner to reach out to the neighborhood. Idaho Smart Growth was involved in the charrette for the **Master Plan** and is well-regarded by the neighborhood. As the assessments progress, Idaho Smart Growth will work with the City to keep the neighborhood updated and translate assessment results into next steps.

Jannus, Inc. is a diverse health and human services organization that changes lives every day by engaging compassionate people offering strong programs that help ease individuals and families through difficult challenges or new transitions in areas of community health, public policy and economic opportunity. Refugees resettling in Boise represent a major Jannus client group, and many of them reside in and around the 30th Street/West End area. Jannus will support this effort by facilitating outreach with the affected refugee community about development opportunities and refugee needs, interests and concerns.

These core Community Organizations will serve as great partners for community outreach, meetings, educational activities, marketing efforts, serving on advisory groups, and facilitating access to brownfield sites and their owners as needed. Additionally, other groups will be contacted and partnered with that have expressed interest in becoming more involved with Brownfields Redevelopment initiatives.

3.c.ii. Letters of Commitment

See Letters of commitment in Attachment D.

4. Project Benefits

4.a. Health and/or Welfare and Environmental Benefits

4.a.i. Health and/or Welfare Benefits

Significant benefits will be realized by the target community when some of the vacant land is redeveloped as affordable and workforce housing: people can live closer to their work and leisure activities, drive less, walk more and help create a safer and more vibrant downtown.

Assisted by a brownfield assessment effort, the proposed West End redevelopment would also benefit the homeless population in the area. Redevelopment would provide an opportunity for providing permanent supportive services, including mental health and substance abuse counseling. One of the largest parcels in the area belongs to St. Luke's, a medical care provider, and there has been discussion of building a clinic through the years. Another large parcel adjacent to the St. Luke's property has been in the queue to provide some kind of affordable housing. The community wide assessment funding would assist in planning efforts for the area in an attempt to gentrify this corridor into a place where the landowners, homeless, refugees, and people who come into the area to recreate can all co-exist.

Assessing these properties to rule out or address the potential contamination will encourage the developers who are working with CCDC and Boise City to provide affordable apartments when planning their developments. One established developer of mixed use and affordable housing is proposing to build five to ten income-restricted apartments on one of the parcels currently enrolled in the **State Response Program** in the West End.

4.a.ii. Environmental Benefits

This brownfield assessment grant represents a major first step in helping CCDC to realize redevelopment plans for the 30th Street Area, including **Green Stormwater Infrastructure (GSI)**, complete streets, and expanded parks and greenspaces. This will help to address some of the most pressing environmental, infrastructure, and resilience issues confronting the 30th Street Area. The grant will also help CCDC and its partners to clean up contaminated sites and improve air, surface water, ground water, and soil quality; and decrease fossil fuel use and greenhouse gas emissions by increasing housing and employment near downtown Boise.

Two key environmental benefits that will result from this grant are **protecting and enhancing water quality in the Boise River** and may also **encourage threatened and endangered species to return** to the city. Both are regional priorities for Region 10 EPA. Implementation of **GSI** in the 30th Street Area rights-of-way will significantly reduce runoff into the Boise River. Per EPA guidance, characterization and cleanup of contaminated sites is critical to the implementation of GSI practices, which rely on infiltration for stormwater management. The expansion of riparian greenspaces along the Boise River as part of the redevelopment process will create new habitat for endangered species including the Yellow-Billed Cuckoo (*Coccyzus americanus*) and Bull Trout (*Salvelinus confluentus*).

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i. Policies, Planning, and Other Tools

The 30th Street Area presents a tremendous opportunity to reap environmental benefits through sustainable reuse of infrastructure and brownfield sites, and CCDC and its partners have adopted a number of plans and policies to realize these benefits. As Boise's urban renewal agency, CCDC aspires to avoid greenfield development and sprawl by encouraging the reuse of Boise's existing public infrastructure and reuse of brownfield sites near downtown. In 2008, CCDC adopted a **Sustainable Development Policy** to promote, advocate for and facilitate sustainable development. Strategies in furtherance of this policy include encouraging LEED certification in new development, investing in alternative transportation, and considering sustainable practices in all operation and maintenance activities.

Sustainable Boise is a citywide initiative centered on strategies that create lasting environments, innovative enterprises, and vibrant communities. This initiative demonstrates the City's commitment to lead through policies and projects that ensure the sustainability of our community, economy and environment. Earlier this year, the Boise City adopted a **Green Building Code** to increase the sustainability components of buildings and sites beyond the minimum requirements of other adopted codes using prescriptive and performance related provisions. This code promotes and encourages sustainable site development and land use, material resource conservation and efficiency, energy conservation efficiency and CO2 emission reduction, water resource conservation quality and efficiency, indoor environmental quality,

commissioning operation and maintenance, existing buildings, and existing building site development design in new construction. The city also owns and operates a significant geothermal heating system in the downtown area.

Ada County Highway District, which has jurisdiction over the public streets in Boise, has adopted several policies aimed at promoting sustainable development and improving water quality. ACHD developed a **Green Stormwater Infrastructure Guidance Manual** and a **Stormwater Best Management Practices Policy** to promote the implementation of GSI on county roads, both through public capital projects and through private development. GSI can reduce stormwater runoff and pollutant discharge into area waterways, and also reduce development costs, especially in and around downtown areas where land is at a premium. Beyond this, ACHD has developed the **Fairview Avenue Green Street Conceptual Design** to promote the implementation of GSI along Fairview and Main specifically in the 30th Street Area.

4.b.ii. Integrating Equitable Development or Livability Principles

The 30th Street Area presents many opportunities to realize HUD-DOT-EPA Livability Principles as well as equitable development practices. The area is served by numerous arterial streets (most of which have bike lanes), several existing fixed bus routes, and a multiuse pathway, affording a number of transportation choices to residents and visitors. The Boise City-Ada County Housing Authority owns land in the area that it intends to develop as affordable housing, and a handful of developers have expressed interest in building affordable housing on sites that are currently identified as potential brownfields. All of this development would be a boon to the existing community, which largely consists of low income and refugee households. Any development in the area would very likely increase options of transportation, housing, employment, recreation, and/or shopping for area residents.

4.c. Economic and Community Benefits (long-term benefits)

4.c.i. Economic or Other Benefits

CCDC's three older urban renewal districts in downtown Boise have seen tremendous growth and reinvestment in recent decades. The 30th Street Area could experience a similar boom in the coming decades with the benefit of a community-wide brownfield assessment effort now. An economic feasibility study for the 30th Street Area forecasts an increase in taxable value from \$88 million to \$284 million over the next twenty years with adequate reinvestment early on.

Sites in downtown Boise that were assessed with previous EPA brownfield grant funding have since experienced over \$25 million in private investment. Achieving even half this rate in the 30th Street Area would mean private investment into assessed sites of over \$12 million.

The certainty afforded by brownfield assessment coupled with even modest adaptive reuse can cause property values and attendant tax revenues to surge and catalyze reinvestment. The American Linen Building was vacant former dry cleaner's building that languished for years and generated only \$8300 in taxes in 2004. After a Phase II TBA performed by IDEQ at CCDC's request turned up no need for further action, the property was purchased and rehabilitated into an event venue that yielded \$28,600 in property tax in 2008. The Linen Building is now the center of the thriving Linen District, having attracted a number of art and service-oriented businesses to the area. Other former brownfield sites in downtown Boise have

undergone significant redevelopment and valuation following site assessment and remediation. CCDC anticipates similar outcomes following the 30th Street community-wide assessment.

The brownfield assessment effort will also yield non-economic benefits for the area. The City has made concerted efforts to include not only large municipal parks but also to promote the inclusion of green/open space in new development through zoning standards. The City has included plans for environmental design amenities to improve views and provide places for people to gather. An open space corridor along Pleasanton Avenue to the Esther Simplot Park is contemplated, and other guidelines are planned for implementation to provide an aesthetic vehicular and pedestrian environment.

4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs

There are no EPA job training grantees in the area. CCDC coordinate with the **Idaho Workforce Development Council** and the **Boise Idaho Employment Resource Center** to promote local hiring and link members of the community to potential employment opportunities resulting from brownfield assessment and redevelopment efforts.

5. Programmatic Capability and Past Performance

5.a. Programmatic Capability

Upon receiving notice of an assessment grant award, CCDC will assemble its Brownfield Project Team to oversee the activities and requirements of the grant. The team will be comprised of members from CCDC, Boise City, and IDEQ. **Matt Edmond**, AICP, will serve as project manager and brings over 8 years of project management and transportation planning experience to the effort. **Catherine Chertudi**, Environmental Programs Manager for Boise City will coordinate support from the City. Ms. Chertudi has ample experience in overseeing large projects of this nature, including management of all environmental site assessments for city-acquired properties since 1991 and managing the evaluation and compliance program for city-owned underground petroleum fuel storage tanks in accordance with federal UST requirements. Brownfields Program Specialist **Tina Elayer** will provide outreach and technical support on behalf of IDEQ. Ms. Elayer has 8 years of project management experience providing technical support and review of environmental site assessments and negotiating property access with property owners statewide and in the Boise Regional area to conduct assessments. **Jay Story**, Development Coordinator for the West End, brings a wealth of commercial development and brokerage experience and specific knowledge about the 30th Street Area.

All contracts with outside consultants will be competitively awarded in compliance with the procurement standards in 40 CFR Part 30 or 40 CFR Parts 31.36 as appropriate. As with all contracts with CCDC, any contracts awarded under this grant would be evaluated using a variety of criteria including, but not limited to expertise, availability, past performance and cost.

5.b. Audit Findings

Capital City Development Corporation's current external auditor, Eide Bailly LLC, most recently completed an independent audit of the Agency's financial statements for the fiscal year ending September 30, 2014. In Eide Bailly's opinion, CCDC's financial statements are in conformity with generally accepted accounting principles and presented fairly, in all material respects, the Agency's financial position. CCDC received a 'clean' audit with no findings.

5.c. Past Performance and Accomplishments

5.c.i. Currently or Has Ever Received an EPA Brownfields Grant

5.c.i.1. Compliance with Grant Requirements

CCDC has an excellent record of successfully managing EPA Brownfields grants.

2004 EPA Area Wide Assessment Grant, Petroleum: This \$200,000 grant closed out in 2007 and was used to conduct area wide assessments to identify sites with potential contamination in CCDC's three original urban renewal districts covering 522 acres in and around Boise's downtown core. Sites were prioritized according to redevelopment potential with the goal to facilitate future economic development opportunities and work with existing neighborhood objectives. Funds were used to update GIS database. Reporting was timely, Property Profile Forms were submitted, all funds were expended and grant objectives met.

2006 EPA Area Wide Assessment Grant, Hazardous Materials: This \$200,000 grant closed out in 2010 and was used to conduct area wide assessments to identify sites with potential contamination in CCDC's three original urban renewal districts covering 522 acres in and around Boise's downtown core. Sites were prioritized according to redevelopment potential with the goal to facilitate future economic development opportunities and work with existing neighborhood objectives. Funds were used to update GIS database. Reporting was timely, Property Profile Forms were submitted, all funds were expended and grant objectives met.

5.c.i.2. Accomplishments

Past Brownfield Assessment grants helped CCDC achieve the following outcomes and outputs:

The 2004 area wide grant for petroleum resulted in a map and database of all former UST sites in the downtown Boise urban renewal districts, Phase I ESAs for six properties and Phase II ESAs for five properties, and public information efforts including two newsletters, a brownfield website, and a presentation to the Idaho Environmental Forum. A couple of sites assessed during this effort have since seen significant redevelopment. A former vacant warehouse that underwent a Phase I assessment has since been converted into the headquarters for a prominent regional architectural and engineering firm; its value increasing from \$500,000 to over \$3 million. A \$25 million full service hotel is being built at another former brownfield site that underwent Phase I and Phase II assessments during this effort.

The 2006 area wide grant for hazardous materials resulted in a composite inventory map and database of all brownfield properties in the downtown Boise urban renewal districts; Phase I ESAs on two properties and Phase II ESAs on two properties; and public information efforts including newsletters; an informational luncheon for landowners, developers, and interested members of the public; and presentations to Idaho Green Expo, Western Brownfields Workshop, Idaho Environmental Forum, and the regional Air and Waste Management conference. One former brownfield site that underwent Phase I and Phase II assessment during this effort has since been converted from a derelict service station into a popular craft beer emporium.

ACRES was still not widely used when these grants were active. Quarterly reports were timely and Property Profile Forms were updated as necessary.

CCDC is excited to continue its partnership with the U.S. EPA to make the 30th Street Area revitalization a success!

List of Attachments

The following Attachments are provided for this Boise, Idaho West End Community-Wide Assessment Grant Proposal for FY 2016.

ATTACHMENT A – Threshold Criteria Documentation

ATTACHMENT B – Letter from State Environmental Authority

ATTACHMENT C – Documentation of Applicant Eligibility

ATTACHMENT D – Letters of Commitment from Community Organizations

ATTACHMENT E – *Documentation of Leveraged Funds* Not Applicable

ATTACHMENT F – *Limit Waiver Justification* Not Applicable

ATTACHMENT G – *Property-Specific Determination Request* Not Applicable

ATTACHMENT H – *Letters of Commitment from Coalition Members* Not Applicable

ATTACHMENT I – *Petroleum Eligibility Determination* Not Applicable

Attachment A

Threshold Documentation

1. Applicant Eligibility:

Capital City Development Corporation is eligible to apply for the EPA Brownfields Assessment Grant because it is a Redevelopment Agency that is chartered or otherwise sanctioned by the State of Idaho.

2. Letter from the State or Tribal Environmental Authority:

Capital City Development Corporation has received a letter from the Idaho Department of Environmental Quality acknowledging this grant proposal (See Attachment B).

3. Community Involvement:

CCDC plans to hold multiple community events during the implementation of this grant in order to educate community members on brownfield issues for hazardous materials and petroleum sites, solicit input on project prioritization and direction, site selection, cleanup alternatives, and ensure the project outcomes are consistent with the community's vision for improvements. These events will include a kick-off and several planning meetings. CCDC will partner with the government and community organizations listed below and others as the primary means of community engagement. Information will be provided on project planning and progress and input will be solicited and obtained on project implementation, assessment site selection, cleanup decisions, and reuse planning. Community engagement will also be used to facilitate site access issues as needed.

The CCDC Brownfield Working Group is an ad hoc advisory group serving CCDC's Brownfields Initiative. The group is comprised of volunteer members from a broad spectrum of the community, including state and local government agencies, environmental/housing/social advocacy groups, neighborhood associations, colleges and universities, and representatives of the real estate brokers and development community. Public outreach is a key part of the coalition's communication strategy to educate, inform and receive feedback and input from residents of Boise's West End and their participation will be vital to the project.

Communication with community organizations, groups and individuals will take place in a variety of ways through different media. A member or members of the Brownfields Working Group will regularly attend existing community meetings to provide updates on project status, and to solicit comments, suggestions and address concerns. This includes the groups mentioned above and others as needed/requested/identified by the Brownfield Working Group. Attendance at these meetings will be in addition to the kick-off and planning meetings under Task 1. CCDC's Brownfield Website will be updated to include a project page that will include meeting announcements, project updates and contact information for questions, comments and concerns.

Community outreach has already begun for brownfields redevelopment with Brownfield Working Group members' participation in other initiatives that focus on brownfields. Flyers and handouts/brochures will be developed and provided to developers, lenders and land owners to educate on the project, and brownfield redevelopment incentives. Surveys and questionnaires will be developed and administered to the community via existing group meetings, as needed to collect information. Community outreach will also include a quarterly project newsletter that will be posted on the project's webpage under CCDC's Brownfield

Attachment A
Threshold Documentation

Program page and made available at community meetings. The Brownfield Working Group will also solicit contact information from interested parties for email communication.

Partnerships with Government Agencies and Community Organizations

Organization	Type	Support Pledged
Idaho Dept of Environmental Quality	State Govt	Technical Assistance
City of Boise	Local Govt	In Kind, Planning, Technical Assistance
Ada County Highway District	Local Govt	Infrastructure Coordination
Boise City/Ada County Housing Auth.	Local Govt	Outreach, Affordable Housing Work
Idaho Conservation League	Nonprofit	Outreach
Idaho Rivers United	Nonprofit	Outreach, Education
Idaho Smart Growth	Nonprofit	Technical Assistance, Outreach
Jannus, Inc.	Nonprofit	Refugee Outreach
West Downtown Neighborhood Assn	Nonprofit	Neighborhood Outreach

4. Site Eligibility and Property Ownership Eligibility:
Not Applicable



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 N. Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

December 4, 2015

John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th. Street, Suite 501
Boise, Idaho 83702

Dear Mr. Brunelle:

This letter acknowledges that Capital City Development Corporation (CCDC) notified the Idaho Department of Environmental Quality (IDEQ)—the designated State Environmental Authority—that CCDC will submit to the United States Environmental Protection Agency (EPA), a Brownfields Assessment Grant Application for hazardous substances and petroleum for areas generally in and around CCDC's 30th Street Area Urban Renewal District, commonly known as the "West End." The notifications to IDEQ satisfy the notification criterion of the EPA Proposal Guidelines for Brownfields Assessment Grants.

IDEQ has worked closely with CCDC, the City of Boise's urban development authority in completing site assessments and risk analysis activities within CCDC's jurisdiction as part of an EPA Brownfield Assessment Grant in the past and looks forward to continuing this relationship with CCDC should CCDC be awarded an EPA Brownfields Assessment Grant. Receiving Brownfield Assessment funds is a critical component of the City's vision of revitalizing the Main/Fairview corridor on the west side of downtown Boise. IDEQ will also commit to maintaining a seat on the CCDC Brownfields Advisory Board in order to assist CCDC with the successful implementation of its proposed Brownfields Assessment Grant application and the ultimate revitalization of Boise's "West End."

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eric Traynor", is written over a horizontal line.

Eric Traynor
Brownfields Program Manager
Idaho Department of Environmental Quality
Phone: (208) 373-0565
Email: eric.traynor@deq.idaho.gov

Attachment C: Documentation of Applicant Eligibility

RESOLUTION NO. 1154

By the Council: BAKES, JONES, KOCH, MORRIS, PERRY AND RICE

A RESOLUTION FINDING THAT THERE EXIST CERTAIN DETERIORATING AREAS IN BOISE CITY AS DEFINED BY CHAPTER 246, IDAHO SESSION LAWS OF 1965, THAT THE REHABILITATION OF SUCH AREAS IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, MORALS AND WELFARE; AND THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY AS DEFINED IN SAID ACT; CREATING SUCH AGENCY WHICH MAY BE KNOWN AS THE BOISE REDEVELOPMENT AGENCY; AND AUTHORIZING THE APPOINTMENT OF A BOARD FOR SUCH AGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO, AS FOLLOWS:

WHEREAS, the Thirty-Eighth Session of the Legislature of the State of Idaho has enacted Chapter 246, 1965 Idaho Session Laws (H.B. No. 152), which became effective on May 18, 1965 and which is known and cited as the "Idaho Urban Renewal Law of 1965" (hereinafter referred to as the Act); and

WHEREAS, the City Council of Boise City deems it necessary that Boise City formulate for the City a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of deteriorating areas, as hereinafter found to exist, to encourage needed urban rehabilitation, and to undertake such of the aforesaid activities and other feasible municipal activities as may be suitable employed to achieve the objectives of such workable program; and

WHEREAS, there is need that Boise City and the Urban Renewal Agency for the City of Boise be empowered to exercise the authority and powers conferred by the Act;

NOW THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. That the City Council of Boise City has found, and does hereby find and declare as follows: (a) That deteriorating areas, as defined in the Act, exist in the City of Boise City;

(b) That the rehabilitation, conservation, development, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, and welfare of the residents of Boise City; and (c) That there is need for an urban renewal agency to function in Boise City;

2. That by reason of the foregoing findings the Urban Renewal Agency of Boise City be, and the same is hereby, authorized to transact business and exercise the powers granted to it by said Act;

3. That the Mayor of Boise City be, and he is hereby, authorized and directed to appoint, by and with the advise and consent of this Council, a Board of Commissioners of the Urban Renewal Agency for Boise City, and to designate the first Chairman and Vice-Chairman thereof for a term of office of one year from among the Commissioners so appointed, and that all other things be done as may be necessary to authorize said Agency to transact business and exercise the powers necessary or convenient to carry out and effectuate the purpose and provisions of the Act consistent with any urban renewal plan to carry out any urban renewal project or projects which may hereafter be prepared, submitted and approved in the manner provided for by said Act.

4. That the Urban Renewal Agency of Boise City may be known and referred to as the Boise Redevelopment Agency.


PASSED BY THE COUNCIL of Boise City this 23rd day of August, 1965.

APPROVED BY THE MAYOR of Boise City this 23rd day of August, 1965.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

C-2

RESOLUTION 10107

BY THE COUNCIL:

BAKER, BRENNAN, COLES, SMITH
WEBB AND WETHERELL

A RESOLUTION APPROVING A NAME CHANGE FROM THE BOISE REDEVELOPMENT AGENCY TO THE CAPITAL CITY DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 1154, adopted and approved on August 22, 1965, the public body politic incorporate known and designed as the Boise Redevelopment Agency was created to exercise the powers and perform the functions and duties prescribed by Chapter 20, Title 50, Idaho Code; and

WHEREAS, the Board of Commissioners of the Boise Redevelopment Agency has determined that a change of the Agency's name is appropriate; and

WHEREAS, the Board of Commissioners has recommended the name of the Boise Redevelopment Agency be changed to the Capital City Development Corporation.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That the Urban Renewal Agency of Boise City, now known and referred to as the Boise Redevelopment Agency shall henceforth be known and referred to as the Capital City Development Corporation.

Section 2. That all previous transactions, appointments and business conducted by and through the Boise Redevelopment Agency shall remain in full force and effect and shall now be conducted by and through the Capital City Development Corporation.

R-87-89

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council of the City of Boise City, Idaho, this 28th day of March, 1989.

APPROVED by the Mayor of the City of Boise City, this 28th day of March, 1989.

APPROVED:



MAYOR

ATTEST:



CITY CLERK

MIKE CRAPO
U.S. SENATOR
IDAHO

MAJORITY CHIEF DEPUTY WHIP

CO-CHAIRMAN, WESTERN WATER CAUCUS

PAST CO-CHAIRMAN, SPORTSMEN'S CAUCUS

CO-CHAIRMAN, COPD CAUCUS

United States Senate
WASHINGTON, DC 20510

COMMITTEES:

FINANCE

BANKING, HOUSING, AND
URBAN AFFAIRS

ENVIRONMENT AND PUBLIC WORKS

BUDGET

INDIAN AFFAIRS

December 14, 2015

The Honorable Gina McCarthy
Administrator
Environmental Protection Agency
William Jefferson Clinton Building
1200 Pennsylvania Avenue NW
Mail Code 1101A
Washington, DC 20460

I write in support of Idaho projects under the Environmental Protection Agency (EPA) Brownfields Assessment Grant Program (EPA-OSWER-OBLR-15.04). One example of an Idaho project that deserves consideration in this program is the Capital City Development Corporation (CCDC) project in Boise.

I understand that a key element to continuing the positive quality of life for current and future residents of Idaho is to ensure that the environment is safe and that urban areas are redeveloped with thought and foresight. Partners in Idaho are in great need of assistance to clean up and revitalize properties on "brownfield" sites.

The Capital City Development Corporation is requesting funds to assess potential contamination within its newest urban renewal district, the 30th Street Area, and the surrounding West End. This area totals over 500 acres and fronts a significant length of the Boise River. I am told that the funding will allow CCDC to work with its public, nonprofit, and private partners to remove one of the most significant barriers to downtown redevelopment. The project is a collaborative, on-the-ground effort consistent with the goals of the EPA Brownfields Assessment Grant Program.

I urge the EPA to give this application every consideration..

Sincerely,



Senator Mike Crapo
United States Senator

cc: Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702



David H. Bieter
Mayor

City Council

President
Maryanne Jordan

Council Pro Tem
Elaine Clegg

Soot Ludwig
Lauren McLean
Ben Quintana
TJ Thomson

Boise City Hall

Third Floor
150 N. Capitol Boulevard

Mailing Address

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800/377-3529

Web

www.cityofboise.org/mayor

Office of the Mayor

December 17, 2015

John Brunelle
Executive Director
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

Dear John:

I'm writing to express my support of Capitol City Development Corporation's (CCDC's) application for grant funding through EPA's Brownfields Assessment Grants program, and to offer the collaboration of city of Boise staff in promoting the sustainable reuse of properties within the 30th Street Area Urban Renewal District and the West End.

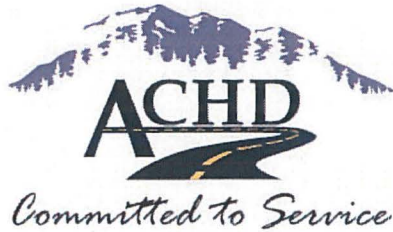
Removal of barriers related to redevelopment of vacant and underperforming downtown properties is among the most important work we share. CCDC's brownfields redevelopment program has brought increased attention to this issue. As you know, it was my pleasure to help initiate CCDC's program with the first EPA grant in 2005, and since then city staff members have worked with CCDC and other agencies on a number of brownfields-related initiatives.

We know funding from EPA is crucial to this effort. Our cooperative efforts in the 30th Street area, as well as ongoing work in downtown Boise helps promote development in Boise's denser urban core, where services and utility infrastructure are in place, rather than increasing pressure to develop farmland and open space at the edge of the city.

We wish you the best of luck with your application and look forward to continued collaboration in the program.

Sincerely,

David H. Bieter
Mayor



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

December 11, 2015

Matt Edmond
Project Manager – Capital Improvements
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Dear Mr. Edmond:

Ada County Highway District (ACHD) strongly supports CCDC's grant proposal to the US Environmental Protection Agency (EPA) for a Brownfield Community-Wide Assessment Grant to investigate brownfield contamination in the 30th Street/West End Area. This area features a number of older roads with stormwater facilities that discharge directly into the Boise River, and as such can benefit greatly from redevelopment and infrastructure retrofit.

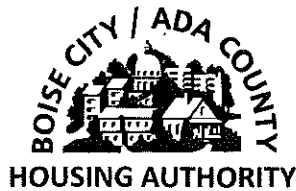
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The most effective way to accelerate the implementation of GSI and reduction of runoff into the Boise River in this area is through significant redevelopment, and assessment of the potential brownfields in this area is an essential first step in the remediation and redevelopment process.

ACHD is supportive of this grant proposal, and is committed to assisting in any resulting redevelopment efforts that include stormwater best management practices in the right-of-way. We look forward to working with CCDC should they be awarded an EPA Brownfields Assessment Grant.

Sincerely,

Bruce Mills, PE
Deputy Director, Engineering Division



1276 River Street, Suite 300
Boise, Idaho 83702

DEANNA L. WATSON
EXECUTIVE DIRECTOR

Phone (208) 345-4907
Fax (208) 345-4909
www.bcacha.org

December 14, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

Dear Mr. Edmond,

I am pleased to offer the support of the Boise City/Ada County Housing Authority (BCACHA) for Capitol City Development Corporation's proposal for an EPA's Brownfield Assessment Grant to conduct a community-wide assessment in the 30th Street/West End area.

BCACHA strives to enhance the Boise community by providing safe and affordable housing and fostering self-sufficiency and stability for people in need. Although BCACHA operates several housing complexes around downtown Boise and also administers the Section 8 housing voucher program for Boise, there is still significant and rising unmet need for affordable housing in Boise. This is especially the case for the 30th Street/West End Area, where there is a large low-income community. Future development opportunities are desirable for many reasons, not the least being that the area has ready access to jobs and amenities in and around downtown Boise.

Redevelopment of brownfields in the 30th Street/West End area will increase opportunities for our neighbors in need to live, work and play in an affordable, healthy and accessible environment. BCACHA is excited about this potential opportunity and is committed to supporting the effort by any way possible in order that our collective efforts can enhance our community through making improvements to our living environment in ways that include affordable housing development in the West End.

Sincerely,

A handwritten signature in black ink that reads "Deanna L. Watson".

Deanna L. Watson
Executive Director
Boise City/Ada County Housing Authority



BARRIER
FREE





www.idahoconservation.org

Idaho Conservation League

*PO Box 844, Boise, ID 83701
208.345.6933*

Capitol City Development Corporation
12/11/2015
Attn: Matt Edmond, Project Manager/Capitol Improvements
121 N 9th St Suite 501
Boise, ID 83702

RE: Idaho Conservation League letter of commitment regarding CCDC Brownfield Assessment grant

Dear CCDC:

Thanks you for being such a leader in regards to the vitality and strength of Boise's downtown. We appreciate the partnerships you create to further enhance a sustainable community for now and generations to come.

Since 1973, the Idaho Conservation League has been Idaho's leading voice for clean water, air, and open spaces. We work to protect these values through public education, outreach, advocacy and policy development. As Idaho's largest state-based conservation organization, we represent over 25,000 supporters across the state, many of which care deeply about the extraordinary quality of life Idaho and Boise offers. Many of our supporters have a deep and personal interest in not only our open spaces, but also creating and sustainably managing conservation measures in our urban areas.

Idaho Conservation League can bring thoughtful and balanced insight to CCDC's efforts with the proposed grant to assess potential brownfield sites in the 30th street area. With this grant, there are many opportunities to provide comments on improved livability, greenspace and infrastructure. We have a highly regarded staff with positions dedicated to building sustainable communities, outreach efforts and often work with local, state and federal partners to ensure adequate protections for clean water, clean air and Idaho's unique way of life.

Sincerely,

A handwritten signature in black ink, appearing to read "Lana", is placed over a light blue rectangular background.

Lana Weber
Community Engagement Associate



Idaho Rivers United - PO Box 633 - Boise, ID 83701 - (208) 343-7481 - idahorivers.org

Protecting and Restoring the Rivers and Fish of Idaho

December 10, 2015

Matt Edmond
Project Manager – Capital Improvements
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Dear Mr. Edmond:

Idaho Rivers United (IRU) enthusiastically supports of CCDC's application to the U.S. Environmental Protection Agency (EPA) for a Brownfield Assessment Grant to investigate contamination in the 30th Street/West End Area. The proposed project area includes significant frontage of the Boise River in the urban core and almost all of the area drains to the Boise River via surface water and ground water. As such, the identification and assessment of contaminants and the resultant remediation is of great interest to Idaho Rivers United.

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Assessment of the potential brownfields in this area is an essential first step in the remediation and redevelopment process, which will in turn lead to the implementation of Green Stormwater Infrastructure (GSI) and removal of significant outfall facilities that currently discharge into the Boise River from the area.

Idaho Rivers United is supportive of this grant proposal and committed to assist any resulting assessment efforts with its outreach and education capabilities. We look forward to working with CCDC should they be awarded an EPA Brownfields Assessment Grant.

Sincerely,

Liz Paul
Boise River Campaign Coordinator
Idaho Rivers United



Matt Edmond, Project Manager Capital Improvements
Capital City Development Corp.
121 N 9th Street, Suite 501
Boise, Idaho 83702

Board of Directors:

Kate Eldridge
President

Sherry McKibben
Vice President

Michelle Groenevelt
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Sharon Grant

Rob Hopper

Wyatt Johnson

Steve Lockwood

Staff:

Scot Oliver
Executive Director

Elaine Clegg
Program Coordinator

Deanna Smith
Program Coordinator

Kate Rodriguez
Administrator

910 Main Street, Ste. 314
Boise, Idaho 83702

P: (208) 333.8066
kate@idahosmartgrowth.org
www.idahosmartgrowth.org

Dec. 14, 2015

Dear Matt;

I am writing to offer Idaho Smart Growth's support to CCDC's application for an EPA Areawide Brownfield Assessment Grant for the 30th Street area, and if the application is successful, to offer our assistance in accomplishing some of the tasks that might be required. We have experience working with some of the impacted neighborhoods within the proposed area, as well as with many of the other agencies and organizations that will be involved in the project. Removal of barriers to urban infill development is high on the list of our goals, and we are ready to bring to bear our experience in convening and facilitating, stakeholder advocacy, project management, sustainable development and advocating for better transportation and housing options.

CCDC's previous experience with EPA BF Assessment grants in Boise's downtown core has helped usher in a current building-density boom that is unprecedented; we expect similar positive results would result from careful assessment of the 30th Street area. This would lead to a stronger, safer, healthier and more economically productive downtown Boise, and in turn might take away some of the development pressure on the city's farmland and open spaces on the edges.

Thanks for including us in this effort. Good luck to you, and we look forward to providing whatever assistance we can.

Best wishes,

Scot Oliver
Executive Director



December 11, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

Dear Mr. Edmond,

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Jannus is a diverse health and human services organization that changes lives every day. It engages compassionate people offering strong programs that help ease individuals and families through difficult challenges or new transitions in areas of community health, public policy and economic opportunity. Refugees resettling in Boise represent a major Jannus client group, and many of them reside in and around the 30th Street/West End area. Redevelopment of brownfields in the 30th Street/West End area will increase opportunities for this population to live, work and play in an affordable, healthy and accessible environment.

Jannus is excited about this potential opportunity and is committed to supporting the effort by facilitating outreach to the affected refugee community about development opportunities and to hear from them about their needs, interests and concerns. We appreciate CCDC's interest in including these voices as you plan future development.

Sincerely,

Beth Geagan

Economic Opportunity Director &
Chief Strategy Officer

1607 W Jefferson Street
Boise, ID 83702
208-336-5533
jannus.org

December 14, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702

Re: Environmental Protection Agency Brownfields Assessment Grant

Dear Mr. Edmond:

On behalf of the West Downtown Neighborhood Association, I'm pleased to provide this letter of support for your initiative to assess historically contaminated properties in downtown Boise's 30th Street/West End Area. As one of the three neighborhood associations representing current and future residents of the West End and 30th Street Area, it is clearly in the best interest of our members to live in an environmentally healthy community, and to encourage the commercial development that will make downtown living enjoyable, convenient, and safe.

Our neighborhood association is excited about plans for the West End and look forward to participating with CCDC as a part of this effort. We are especially interested in having one of our members participate as a part of the Brownfields Working Group. We look forward to your receipt of this grant, and the positive results it will provide for the West Downtown community.

Very respectfully,



Scott Tagg
President
West Downtown Neighborhood Association
Email: (b) (6)
Phone [REDACTED]



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 N. Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

December 4, 2015

John Brunelle, Executive Director
Capital City Development Corporation
121 N. 9th. Street, Suite 501
Boise, Idaho 83702

Dear Mr. Brunelle:

This letter acknowledges that Capital City Development Corporation (CCDC) notified the Idaho Department of Environmental Quality (IDEQ)—the designated State Environmental Authority—that CCDC will submit to the United States Environmental Protection Agency (EPA), a Brownfields Assessment Grant Application for hazardous substances and petroleum for areas generally in and around CCDC's 30th Street Area Urban Renewal District, commonly known as the "West End." The notifications to IDEQ satisfy the notification criterion of the EPA Proposal Guidelines for Brownfields Assessment Grants.

IDEQ has worked closely with CCDC, the City of Boise's urban development authority in completing site assessments and risk analysis activities within CCDC's jurisdiction as part of an EPA Brownfield Assessment Grant in the past and looks forward to continuing this relationship with CCDC should CCDC be awarded an EPA Brownfields Assessment Grant. Receiving Brownfield Assessment funds is a critical component of the City's vision of revitalizing the Main/Fairview corridor on the west side of downtown Boise. IDEQ will also commit to maintaining a seat on the CCDC Brownfields Advisory Board in order to assist CCDC with the successful implementation of its proposed Brownfields Assessment Grant application and the ultimate revitalization of Boise's "West End."

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eric Traynor", is written over a horizontal line.

Eric Traynor
Brownfields Program Manager
Idaho Department of Environmental Quality
Phone: (208) 373-0565
Email: eric.traynor@deq.idaho.gov

United States Senate
WASHINGTON, DC 20510

December 14, 2015

The Honorable Gina McCarthy
Administrator
Environmental Protection Agency
William Jefferson Clinton Building
1200 Pennsylvania Avenue NW
Mail Code 1101A
Washington, DC 20460

I write in support of Idaho projects under the Environmental Protection Agency (EPA) Brownfields Assessment Grant Program (EPA-OSWER-OBLR-15.04). One example of an Idaho project that deserves consideration in this program is the Capital City Development Corporation (CCDC) project in Boise.

I understand that a key element to continuing the positive quality of life for current and future residents of Idaho is to ensure that the environment is safe and that urban areas are redeveloped with thought and foresight. Partners in Idaho are in great need of assistance to clean up and revitalize properties on "brownfield" sites.

The Capital City Development Corporation is requesting funds to assess potential contamination within its newest urban renewal district, the 30th Street Area, and the surrounding West End. This area totals over 500 acres and fronts a significant length of the Boise River. I am told that the funding will allow CCDC to work with its public, nonprofit, and private partners to remove one of the most significant barriers to downtown redevelopment. The project is a collaborative, on-the-ground effort consistent with the goals of the EPA Brownfields Assessment Grant Program.

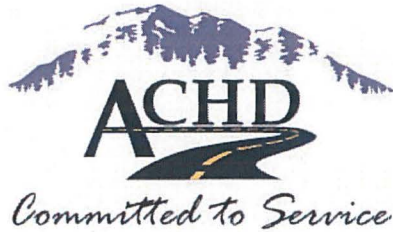
I urge the EPA to give this application every consideration..

Sincerely,



Senator Mike Crapo
United States Senator

cc: Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

December 11, 2015

Matt Edmond
Project Manager – Capital Improvements
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Dear Mr. Edmond:

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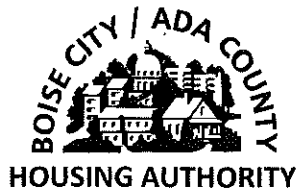
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ACHD is supportive of this grant proposal, and is committed to assisting in any resulting redevelopment efforts that include stormwater best management practices in the right-of-way. We look forward to working with CCDC should they be awarded an EPA Brownfields Assessment Grant.

Sincerely,

Bruce Mills, PE
Deputy Director, Engineering Division



1276 River Street, Suite 300
Boise, Idaho 83702

DEANNA L. WATSON
EXECUTIVE DIRECTOR

Phone (208) 345-4907
Fax (208) 345-4909
www.bcacha.org

December 14, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

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Sincerely,

A handwritten signature in black ink that reads "Deanna L. Watson".

Deanna L. Watson
Executive Director
Boise City/Ada County Housing Authority



BARRIER
FREE



December 14, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, Idaho 83702

Re: Environmental Protection Agency Brownfields Assessment Grant

Dear Mr. Edmond:

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Very respectfully,



Scott Tagg
President
West Downtown Neighborhood Association
Email: (b) (6)
Phone [REDACTED]



www.idahoconservation.org

Idaho Conservation League

*PO Box 844, Boise, ID 83701
208.345.6933*

Capitol City Development Corporation
12/11/2015
Attn: Matt Edmond, Project Manager/Capitol Improvements
121 N 9th St Suite 501
Boise, ID 83702

RE: Idaho Conservation League letter of commitment regarding CCDC Brownfield Assessment grant

Dear CCDC:

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Since 1973, the Idaho Conservation League has been Idaho's leading voice for clean water, air, and open spaces. We work to protect these values through public education, outreach, advocacy and policy development. As Idaho's largest state-based conservation organization, we represent over 25,000 supporters across the state, many of which care deeply about the extraordinary quality of life Idaho and Boise offers. Many of our supporters have a deep and personal interest in not only our open spaces, but also creating and sustainably managing conservation measures in our urban areas.

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Sincerely,

Lana Weber
Community Engagement Associate



Idaho Rivers United - PO Box 633 - Boise, ID 83701 - (208) 343-7481 - idahorivers.org

Protecting and Restoring the Rivers and Fish of Idaho

December 10, 2015

Matt Edmond
Project Manager – Capital Improvements
Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

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Idaho Rivers United is supportive of this grant proposal and committed to assist any resulting assessment efforts with its outreach and education capabilities. We look forward to working with CCDC should they be awarded an EPA Brownfields Assessment Grant.

Sincerely,

Liz Paul
Boise River Campaign Coordinator
Idaho Rivers United



Matt Edmond, Project Manager Capital Improvements
Capital City Development Corp.
121 N 9th Street, Suite 501
Boise, Idaho 83702

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Hethe Clark

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Rob Hopper

Wyatt Johnson

Steve Lockwood

Staff:

Scot Oliver
Executive Director

Elaine Clegg
Program Coordinator

Deanna Smith
Program Coordinator

Kate Rodriguez
Administrator

910 Main Street, Ste. 314
Boise, Idaho 83702

P: (208) 333.8066
kate@idahosmartgrowth.org
www.idahosmartgrowth.org

Dec. 14, 2015

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Thanks for including us in this effort. Good luck to you, and we look forward to providing whatever assistance we can.

Best wishes,

Scot Oliver
Executive Director



December 11, 2015

Matt Edmond
Project Manager – Capital Improvements
Capitol City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

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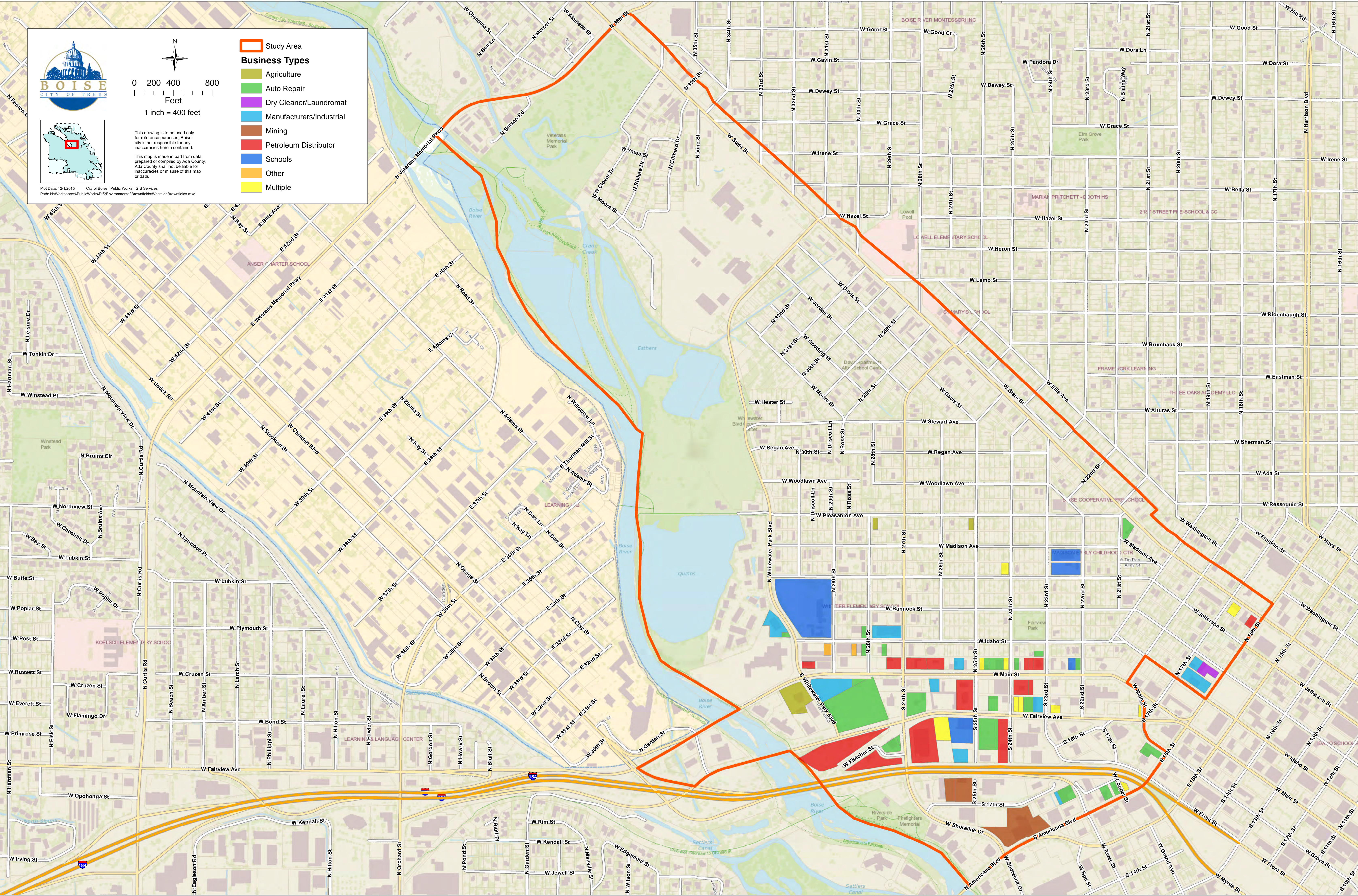
Jannus is excited about this potential opportunity and is committed to supporting the effort by facilitating outreach to the affected refugee community about development opportunities and to hear from them about their needs, interests and concerns. We appreciate CCDC's interest in including these voices as you plan future development.

Sincerely,

Beth Geagan

Economic Opportunity Director &
Chief Strategy Officer

1607 W Jefferson Street
Boise, ID 83702
208-336-5533
jannus.org



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

CAPITAL CITY DEVELOPMENT CORP

5a. Federal Entity Identifier:

IGMS Grant No: 96044101-1

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CAPITAL CITY DEVELOPMENT CORPORATION

* b. Employer/Taxpayer Identification Number (EIN/TIN):

82-0265537

* c. Organizational DUNS:

6197132660000

d. Address:

* Street1:

121 N 9TH STREET

Street2:

SUITE 501

* City:

BOISE

County/Parish:

ADA

* State:

ID: Idaho

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

83702-5804

e. Organizational Unit:

Department Name:

DEVELOPMENT

Division Name:

CAPITAL IMPROVEMENTS

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

* First Name:

MATT

Middle Name:

RYAN

* Last Name:

EDMOND

Suffix:

Title:

PROJECT MANAGER - CAPITAL IMPROVEMENTS

Organizational Affiliation:

* Telephone Number:

208-384-4264

Fax Number:

208-384-4267

* Email:

MEDMOND@CCDCBOISE.COM

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Boise, Idaho "West End" Brownfield Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ID-002

* b. Program/Project ID02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016

* b. End Date: 09/30/2019

18. Estimated Funding (\$):

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: MATT

Middle Name: RYAN

* Last Name: EDMOND

Suffix:

* Title: PROJECT MANAGER - CAPITAL IMPROVEMENTS

* Telephone Number: 208-384-4264 Fax Number: 208-384-4267

* Email: MEDMOND@CCDCBOISE.COM

* Signature of Authorized Representative: Matthew R Edmond * Date Signed: 12/18/2015